

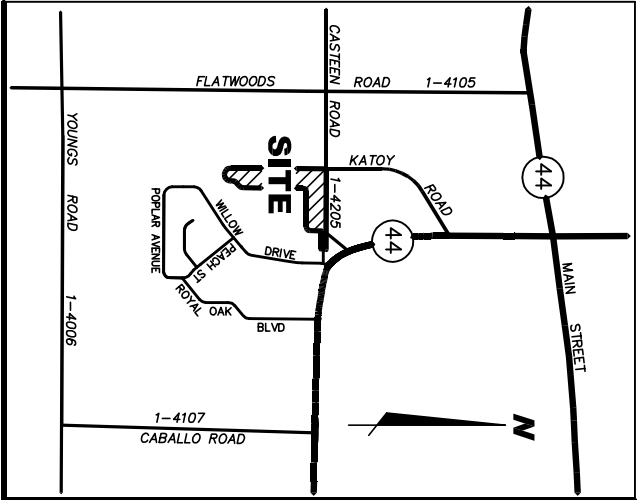
ROYAL OAK ESTATES, SIXTH ADDITION
SECTION 28, TOWNSHIP 19 SOUTH, RANGE 24 EAST
A SUBDIVISION IN THE CITY OF LEESBURG, LAKE COUNTY, FLORIDA

DESCRIPTION

THAT PORTION OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF "ROYAL OAK ESTATES, FIFTH ADDITION REPLAT", PLAT BOOK 60, PAGES 51 AND 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 09°02'31" WEST ALONG THE WESTERLY BOUNDARY OF SAID ROYAL OAK ESTATES, FIFTH ADDITION REPLAT" FOR 17.21 FEET; THENCE NORTH 89°51'52" WEST FOR 128.49 FEET; THENCE SOUTH 00°08'08" WEST FOR 80.00 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 39.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°51'52" WEST FOR 252.98 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°46'34" FOR 39.17 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°21'34" WEST FOR 420.75 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°31'28" FOR 41.47 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 47°53'02" WEST FOR 38.85 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 18.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°19'57" FOR 20.21 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 46.00 FEET; THENCE SOUTHERLY, WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 196°48'29" FOR 158.01 FEET TO THE POINT OF TANGENCY AND TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 28; THENCE NORTH 00°21'34" EAST ALONG SAID WEST LINE FOR 680.00 FEET TO THE SOUTH LINE OF THE NORTH 35.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28; THENCE SOUTH 89°51'52" EAST ALONG SAID SOUTH LINE FOR 576.31 FEET TO THE WESTERLY BOUNDARY OF "ROYAL OAK ESTATES, THIRD ADDITION REPLAT", PLAT BOOK 45, PAGES 82 THROUGH 85 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 09°02'31" WEST ALONG SAID WESTERLY BOUNDARY FOR 18.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.28 ACRES, MORE OR LESS.



VICINITY MAP
NOT TO SCALE

LEGEND

- PERMANENT REFERENCE MONUMENT (PRM)
- SET 4"x4" CONCRETE MONUMENT WITH DISC STAMPED BESH PRM LB #7514'
- PERMANENT CONTROL POINT (PCP)
- SET NAIL & DISC STAMP BESH PCP LB #7514'
- SECTION 28, TOWNSHIP 19 SOUTH, RANGE 24 EAST
- RIGHT-OF-WAY
- SEC 28-19-24
- ROW
- COR CORNER
- PRB PLAT BOOK
- PRG PLAT RECORDS BOOK
- PGS PAGES
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVATURE
- PI POINT OF INTERSECTION
- END END OF POINT
- ELY EASTERLY
- WLY WESTERLY
- R RADIUS
- L ARC LENGTH
- A CENTRAL ANGLE
- CH CHORD BEARING
- CB CHORD BEARING
- (R) RADIAL
- BOY BOUNDARY
- LB LICENSE BUSINESS
- PRM PERMANENT REFERENCE MONUMENT
- DEPT DEPARTMENT
- FL FLORIDA
- ESMT EASEMENT
- SR STATE ROAD
- SFC STATE PLANE COORDINATES
- BEARING BASED ON STATE PLANE COORDINATES

NOTES:

- BEARINGS ARE BASED ON THE WESTERLY BOUNDARY AT THE NORTHWEST CORNER OF "ROYAL OAK ESTATES FIFTH ADDITION REPLAT", PLAT BOOK 60, PAGES 51 AND 52 AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS BEING SOUTH 09°02'31" WEST ACCORDING TO SAID PLAT.
- UTILITY EASEMENTS SHALL INCLUDE PROVISIONS FOR CABLE TELEVISION AS REQUIRED BY CHAPTER 177.09(28) IF THE FLORIDA STATUTES.
- TRACT "A" CONSISTS OF ALL LANDS SHOWN AND DESCRIBED HEREON EXCEPT THE NUMBERED LOTS.
- TRACT "A" IS RESERVED BY THE DEVELOPER AND ITS ASSIGNS FOR "COMMON AREA", FUTURE DEVELOPMENT, PARKING, INGRESS AND EGRESS, DRAINAGE, UTILITY EASEMENTS AND AS FURTHER SET FORTH IN THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR ROYAL OAK ESTATES SIXTH ADDITION WHICH SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.
- STREETS, ROADS, PARKING, OTHER PAVING, STORM DRAINS, RETENTION PONDS, SIGNS AND OTHER IMPROVEMENTS, EXCEPT UTILITIES (SEE NOTE 6) SHALL BE MAINTAINED BY THE ROYAL OAK ESTATES HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS OR ASSIGNS, AND ARE NOT, NOR WILL THEY BECOME, THE RESPONSIBILITY OF THE CITY OF LEESBURG.
- MAINTENANCE OF THE UTILITIES NOT IN THE NUMBERED LOTS WILL BE THE RESPONSIBILITY OF THE OWNERS OF THE UTILITIES, EXCEPT FOR SERVICE LINES TO EACH LOT.
- THE CITY OF LEESBURG IS RESPONSIBLE FOR THE MAINTENANCE OF ONLY THOSE SANITARY SEWER LINES LYING BETWEEN AND INCLUDING MANHOLES.
- EXCEPTING FOR UTILITIES MENTIONED ABOVE, THE CITY OF LEESBURG ASSUMES NO RESPONSIBILITY FOR THE MAINTENANCE FOR TRACT "A" OR ANY NUMBERED LOT.
- INSTRUMENT.
- STATE PLANE COORDINATES SHOWN HEREON ARE BASE ON CITY OF LEESBURG LAND BOUNDARY INFORMATION SYSTEM CONTROL POINTS LE04 AND LE15.
- STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORGINATED TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.
- LANDS DESCRIBED HEREON ARE ENCUMBERED BY THE FOLLOWING LISTED INSTRUMENTS RECORDED IN THE PUBLIC RECORDS LAKE COUNTY, FLORIDA: (a) DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR "ROYAL OAK ESTATES" - OFFICIAL RECORDS BOOK 3357, PAGE 863 AND OFFICIAL RECORDS BOOK 938, PAGE 401, (b) MORTGAGE SPREADING AGREEMENT IN FAVOR OF CENTRAL FLORIDA STATE BANK - OFFICIAL RECORDS BOOK 3292, PAGE 664, (c) A FLORIDA DEPARTMENT OF TRANSPORTATION 50 FOOT DRAINAGE RIGHT OF WAY - DEED BOOK 192, PAGE 91, PARCEL 193.1, AND OFFICIAL RECORDS BOOK 299, PAGE 808, (d) A 35.00 FOOT DRAINAGE EASEMENT - OFFICIAL RECORDS BOOK 1285, PAGE 1120.

PLAT BOOK _____ PAGE _____

DEDICATION
ROYAL OAK ESTATES, SIXTH ADDITION

KNOW ALL MEN BY THESE PRESENTS, That K & L Development, Inc. (Developer) being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plot for the uses and purposes thereon expressed and hereby grants a utility easement over Tract A to the providers of utilities to the subdivision.

IN WITNESS WHEREOF, The undersigned owner has executed this Dedication in the manner provided by law on _____, Signed, and delivered in our presence as witnesses: _____

WITNESSES: GRANTORS

1. SIGNATURE _____ K & L DEVELOPMENT, INC.

2. PRINTED NAME _____

1. SIGNATURE _____ BY: MATTHEW M. KING, JR., PRESIDENT

2. PRINTED NAME _____

STATE OF _____ FLORIDA COUNTY OF _____

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2007, by _____ of K & L Development, Inc., a Florida corporation, He () is personally known to me, or () or has produced _____ as identification.

Signature of Acknowledger _____

Printed name of Acknowledger _____

Title _____ (SEAL OR STAMP)

My commission Expires: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a Registered Surveyor and Mapper, fully licensed to practice in the State of Florida, have surveyed the lands described in the foregoing caption to this plat, and certify that the same are correctly surveyed and shown on this plat in accordance with the requirements of Section 177, Florida Statutes.

Booth Em Strougon Hott Inc. - 350 North Sandler Avenue
Tombas, FL 32778 Licensed Business No. 7514

SEAL

MICHAEL R. BURNETTE Dated _____
Registration No. 3669

REVIEWER STATEMENT

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Florida Statutes, and find that said plat complies with the technical requirements of that Chapter; provided, however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Dated _____
Registration No. _____

For the Engineering Department, City of Leesburg, Leesburg, Florida

CERTIFICATE OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, that this plat was presented to the City Commission of Leesburg, Lake County, Florida and approved by said City Commission of Leesburg for record, and the dedication of _____ the utility easements is accepted for municipal purposes of said city on _____ day of _____, 2007, provided that this plat is recorded in the Office of the Clerk of the Circuit Court of Lake County, Florida within 90 days from the date of approval by said City Commission CITY OF _____, FLORIDA.

Attest: City Clerk By: Mayor/Commissioner

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL BE CONSIDERED SUPERSEDED AUTHORITY BY ANY OTHER GRAPHIC OR DOTTED FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



BEST REAL ESTATE LAND SERVICES
350 North Sandler Ave.,
Tombas, Florida 32778
Licensed Business # 7514

Office: 352.343.4881
Fax: 352.343.4881
www.bestland.com